

# Preliminary Assessment Report

## Project 3017355, 1705 NE PACIFIC ST

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**Assessment Completed:** 4/8/2014

**Project Description:** Construction of an 83,000 sf underground research facility and associated utilities. Site improvements and 7000 sf renovation included

**Primary Applicant:** [Jodi Patterson-O'hare](#)

This report lists the results of a preliminary assessment of your project requirements by various city departments. It's based on the project characteristics described on your site plan and preliminary application form. If your project required a pre-application site visit (PASV), the results of that site visit are also included. The goal of this report is to help you create a complete submittal package and reduce the need for corrections once your application has been submitted.

### Next Steps

1. Review the requirements in this report and contact the staff members listed below with questions.
2. If a street improvement plan is required, develop and submit it to the Seattle Department of Transportation (SDOT). **The Department of Planning and Development (DPD) will not accept your permit application until your street improvement plan is approved as 60% complete by SDOT. See [SDOT Client Assistance Memo 2213](#) for guidance about the 60% complete approval process.**
3. Schedule an appointment for permit application intake with DPD. **Please bring a copy of this report to your intake appointment.**

### Questions About This Report

If you have questions about the information in this report, contact the appropriate city staff member for each section.

#### DPD Drainage Requirements

Kevin Donnelly, (206) 684-5051, [Kevin.Donnelly@seattle.gov](mailto:Kevin.Donnelly@seattle.gov)

#### DPD Land Use Requirements

Arthur J Pederson, (206) 684-0638, [art.pederson@seattle.gov](mailto:art.pederson@seattle.gov)

#### DPD Preapplication Site Visit Requirements

Titus Tramble, (206) 684-4668, [Titus.Tramble@seattle.gov](mailto:Titus.Tramble@seattle.gov)

#### Seattle City Light Requirements

Ray Ramos, (206) 615-1193, [ray.ramos@seattle.gov](mailto:ray.ramos@seattle.gov)

#### Seattle Department of Transportation Requirements

Tammy Frederick, (206) 615-0927, [tammy.frederick@seattle.gov](mailto:tammy.frederick@seattle.gov)

#### Seattle Public Utilities Requirements

Lan Chau

#### Water Availability

P Kimani, (206) 684-5975, [Karen.Younge@Seattle.Gov](mailto:Karen.Younge@Seattle.Gov)

## Other Resources

- General questions about the permit process: Contact the DPD Applicant Services Center (ASC) at 206-684-8850.
- User-friendly guides to city permitting processes: [DPD](#) and [SDOT](#).
- [Detailed zoning information](#).
- Visit our [permit type pages](#) for step-by-step instructions and forms for preparing your application and plans for review.

## Requirements

### **DPD Drainage Requirements**

The following requirements are based on the current stormwater and side sewer codes.

#### **Existing Public Drainage Infrastructure**

Sanitary sewer main location: NE Boat St

Sanitary sewer main size: 15-inches

Combined sewer main location: 15th Ave NE

Combined sewer main size: 12-inches

#### **Drainage**

The drainage point of discharge (SMC 22.805.020) is located at: Public storm drain system.

#### **Flow Control Compliance**

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.020.E. A completed [Construction Stormwater Control and Soil Amendment Standard Plan](#) is required.

Submit a [Standard Drainage Control Plan for Small Projects](#) including the [Green Stormwater Requirement Calculator](#).

For projects with 5,000 square feet or more of new plus replaced impervious surface, a comprehensive drainage control plan and construction stormwater control plan shall be prepared by a licensed engineer.

#### **Water Quality**

This project site discharges to a water body that requires basic treatment (SMC 22.805.050 B). Based upon the information provided on the Preliminary Application Form pertaining to existing and proposed impervious surfacing this project shall: provide a basic treatment facility that treats the required runoff volume or flow rate from pollution generating surfaces (SMC 22.805.090 B1, B2).

#### **Wastewater**

All homeowners and building owners in King County's service area whose home or building was newly connected to the King County sewer system on or after Feb. 1, 1990 must pay a [King County Capacity Charge](#).

#### **Permanent and Temporary Dewatering**

The footing drain (if part of building plan) point of discharge ([DPD DR 4-2011](#)) is located at the following: Public storm drain system.

**Projects which propose to permanently discharge groundwater shall comply with Minimum Requirements for Discharges to a Capacity-constrained System, SMC Section 22.805.050.A.6 and SMC Section 22.805.060.A.6. See [DPD Director's Rule 13-2010](#) for more information.**

### **DPD Land Use Code Requirements**

#### **Street Requirements**

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/row/manual/manual/>). Show required street improvements on your "enhanced site plan" at DPD permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to DPD permit application intake.

## NE PACIFIC ST

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

## NE BOAT ST

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

## Land Use

Based on the project scope. SEPA may be required. See DPD Director's Rule 17-2012 for more details (<http://web1.seattle.gov/dpd/dirrulesviewer/>).

A shoreline substantial development permit is required, unless the project qualifies for a specific exemption from the Shoreline Master Program. See CAM 209 and 209A for more details. Application and decision on the exemption must be made before submission of an application.

This project will require a "Standard Transportation Study", which will need to be submitted at the intake appointment for the permit application. Please refer to Director's Rule 8-2012, which describes the required content for the study and how to apply for an exemption to this requirement. Your permit application will not be accepted unless the study is provided, or unless a Transportation Study Exemption has been granted.

## Pre-Application Site Visit (PASV) Requirements

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the DPD Site Development Team at (206) 684-8860.

**Note:** Any project application associated with the development site can utilize the results from this PASV if the application is accepted by DPD within 24 months of the above inspection date. After 24 months, the applicant must apply for another PASV. No extensions will be granted.

## ECA Mapping Unit and Type

This project site appears to include the following ECAs and/or buffers:

Peat

## Earth Disturbance

If excavation has the potential to encroach on adjacent property in order to facilitate construction activity, please provide documentation of consent from the adjacent property owner. Show area of proposed encroachment on the submitted drawings and detailed cross-sections.

If temporary cuts greater than 1h:1v will be required in order to facilitate construction activity, please provide a geotechnical engineer's verification that soil conditions allow cuts to stand unsupported. Include detailed cross sections.

Please show all existing and proposed retaining walls/rockeries and the exposed height.

If shoring will be required, please provide submittals by geotechnical and structural engineers and show the proposed system on the submitted drawings. Include detailed cross sections.

## Existing ROW Conditions

### NE PACIFIC ST

Street conditions:

Concrete paving

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 6" inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way.

### NE BOAT ST

Street conditions:

Concrete paving

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 6" inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way.

## **Potential Impacts to Seattle Parks Property**

Park within 100 LF

## **Tree Protection**

Existing trees appear to be shown accurately on the site plan

## **Construction Stormwater Control**

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual ([DR 16-2009, Volume 2](#)).

**Show the following on the [Construction Stormwater Control and Soil Amendment Standard Plan](#):**

Place compost socks, compost berms, filter fabric fencing, straw bales, straw wattles, or other approved perimeter control BMPs to eliminate construction stormwater runoff.

Show the location of a stabilized construction access to the site; show methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW).

Place silt-trapping inserts in receiving catch basins located within 10 feet of construction entrance.

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

Cover stockpiles and bare slopes with compost blankets, tarps, matting or other approved equal to control construction stormwater runoff.

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or [online](#) at <http://web1.seattle.gov/DPD/InspectionRequest/default.aspx>.

## **Inspectors Notes**

Multiple ECA's listed. Peat settlement is the only ECA pertaining to this site.

## **Standard Submittal Requirements for Projects in an ECA**

For construction activity requiring more than 30 inches of excavation, a geotechnical report meeting the standards of [Director's Rule 13-2008](#) is required to determine the annual high-static groundwater level. No development is allowed below the annual high-static groundwater level except as allowed in SMC [25.09.110](#)

Construction activity creates new impervious surface in Category I area. New impervious surface must be offset by infiltration facility or soil amendments. Testing to determine the infiltration rate of the native soil is required for infiltration facility sizing; see [Director's Rule 14-2008](#)

## **Seattle City Light Requirements**

### **Street/Alley Requirements**

#### **NE PACIFIC ST**

Underground electrical facilities/conductors require separation from other utilities. Review SCL Construction Guideline U2-10/NDK-50, Electrical Conduit and Facilities in the Public Rights of Way (<http://www.seattle.gov/Light/engstd/>). Before digging, contact the Utilities Underground Location Center ("one-call") at (800) 424-5555 two business days in advance to locate and mark underground utilities, per state law (RCW 19.122). There are underground high voltage lines and electrical facilities along NE Pacific St.

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## **Notes to Applicant**

Please provide electrical load information for the new facility to City Light's Electrical Service Engineering office. You may contact SCL Electrical Service Engineer: Ginette Lacasse at, 206-684-3186, or [ginette.lacasse@seattle.gov](mailto:ginette.lacasse@seattle.gov), with the new load calculations and energy usage information.

## **SDOT Requirements**

Based on the information provided at this time, it appears that no street improvements are **required**. All work in the right-of-way requires a permit. Therefore, if you are planning discretionary improvements you should contact SDOT as soon as possible. Be advised that it is the applicant's responsibility to seek guidance from SDOT Street Use should the scope of the project change, or should the applicant become aware of proposed construction in the ROW. Failure to contact SDOT at your earliest convenience could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

## **SPU Requirements**

### **Water Availability**

Your water availability assessment has been approved.

Water Availability Certificate reference number: 20140574

Water Availability Certificate status: Approved with No Changes

Prepared by: Richard F Wilson

### **Existing Water System Information**

Proximity of nearest fire hydrant is: 1870 feet NW of property. Does not meet standards.

Water Main:

Size: 12 inches                      Material: Ductile Iron                      Class: 2

- Standard

- Abutting

Water Main is available to serve in: NE Pacific St

Distance of main to SW margin of street is 62 feet.

Public ROW width is 77 feet.

Water Service(s):

Size: 10"                      Material: Ductile Iron

For all multifamily, commercial, and industrial properties, the requirements for solid waste storage and pickup are outlined in SPU CAM 1301, available on the web at:

[http://www.seattle.gov/util/stellent/groups/public/@spu/@csb/documents/webcontent/cos\\_004542.pdf](http://www.seattle.gov/util/stellent/groups/public/@spu/@csb/documents/webcontent/cos_004542.pdf). For

questions about solid waste requirements, contact Liz Kain, (206) 684-4166, [Liz.Kain@seattle.gov](mailto:Liz.Kain@seattle.gov).

### **Other Requirements**

## **Other Requirements**

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to DPD Tip 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7979.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or [www.seattle.gov/neighborhoods/preservation](http://www.seattle.gov/neighborhoods/preservation) to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to Tip 208 for information regarding the application requirements for a SEPA review and Tip 3000 for information regarding landmarks and historic preservation.

If the scope of your proposed project changes before your DPD intake appointment or SDOT street improvement plan application, the requirements in this report may change. If there are municipal code and ordinance changes before our DPD intake appointment, the project must meet the new code requirements. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.

Please be aware that all persons or companies working within the City limits, including all contractors, subcontractors, permit expeditors and other service providers are required to possess a valid City of Seattle business license. This license is required in addition to any other licenses required by the State of Washington, such as a contractors' license or state business license. For more information about City of Seattle business licenses, please contact inspector Michale Crooks at 206-684-8871, [Michale.Crooks@seattle.gov](mailto:Michale.Crooks@seattle.gov), or visit the [Licensing and Tax Administration Division website](#).